

A special meeting of the Carson City Board of Supervisors was held on Monday, April 2, 1990, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 6:30 p.m.

PRESENT:	Marv Teixeira	Mayor
	Ron Swirczek	Supervisor, Ward 1
	Tom Fetic	Supervisor, Ward 2
	Tom Tatro	Supervisor, Ward 3
	Kay Bennett	Supervisor, Ward 4
STAFF PRESENT:	John Berkich	City Manager
	Alan Glover	Clerk-Recorder
	Ted P. Thornton	Treasurer
	Walt Sullivan	Community Development Director
	Dan O'Brien	Public Works Director
	Charles P. Cockerill	Chief Deputy District Attorney
	Vic Freeman	Undersheriff
	Rob Joiner	Deputy Community Development Director--Planning
	Tim Holmann	Deputy Public Works Director
	Katherine McLaughlin	Recording Secretary
	(B.O.S. 4/2/90 Tape 1-0001)	

Mayor Teixeira called the meeting to order at 6:30 p.m. Roll call was taken and a quorum was present. Supervisor Swirczek lead the Pledge of Allegiance.

DISCUSSION AND ACTION ON POSSIBLE QUESTION TO BE PLACED ON THE 1990 PRIMARY ELECTION BALLOT REGARDING: CITY COMPLEX, V AND T ROUNDHOUSE, FIRE STATION I, SHERIFF'S OFFICE AND JAIL FACILITIES, AND JUSTICE AND DISTRICT COURTS (1-0020) -

Mayor Teixeira explained the purpose of the session, outlined several problems with the above listed facilities, the Assessor's estimated market value for the City-owned facilities, potential purchasers for some of the facilities, and how funds derived from these sales could be used to offset the cost of the land between Plaza and Stewart and between Washington and Highway 50. He envisioned the use of the present office spaces on this site for City offices, construction of a new fire station on Stewart south of the present Children's Home, a three-story 200-space parking facility, and a City complex at the Plaza-Stewart/Washington-Highway 50 site. Estimated construction costs were indicated. Under his proposal the City would land-leased for 49 years with an option for 49 more years to private enterprise who would refurbish the V and T structure. Economical reasons for this undertaking were noted. The funding of the \$13 million project was explained as using a five cent ad valorem increase as allowed by the 1989 Legislature and a maximum of 25 year 20 cent tax override which the electorate would have to approve. This created a revenue stream of approximately \$1.346 million per year. His explanation included reasons he felt the public would approve the proposal and for having the question on the primary ballot. Discussion ensued among the Board on the proposed fire station site, a potential school bond question which may be on the General Ballot, the total impact created by both proposal on ad valorem tax rate,

conceptual support for the project, the need to evaluate the proposal further before formal action is taken, potential savings created by a consolidated/centralized facility, the Board's ability to dedicate the revenue stream, and the State's proposed purchase date.

(1-0815) Chairman of the Democratic Central Committee Dale Swope read a letter into the record expressing the Committee's support for the proposal. (1-0875) Chamber of Commerce Executive Director Larry Osborne expressed his feeling that the Chamber's Executive Board would support the proposal, which was different from the one indicated by the media, and outlined several reasons for this feeling. Mayor Teixeira and Mr. Osborne noted the need to educate the public on those reductions which would be made to the facility if the projected revenue stream does not materialize. Questions 10 and 11 were for a 43 cent tax override and was compared to the proposed 20 cents. The school bond proposal was also noted. (1-1035) Les Groth expressed his concern about moving the fire station to the east side of Carson Street as this would locate all fire stations on the east side of the City. This would increase the response time for the west side, which he opposed. He questioned why Station 4 had never been staffed by the City and urged the Board to staff it for the west side. Mayor Teixeira responded by explaining the increase in response time was only 30 to 40 seconds. Chairman of the Save V and T Roundhouse Ad Hoc Committee Lee Ann Keaver expressed support for the proposal. The Committee was soliciting donations which she would like to have the City accept. Mayor Teixeira explained that the Board could not accept donations until community direction via the bond question is indicated. (1-1180) Kelly Berry questioned the period of time which the Sheriff's facility would serve the area. Mayor Teixeira expressed his feeling that the jail should be built to meet projected needs of 10 to 15 years and be constructed so that additions could be made for future needs. Discussion indicated that the soil was not contaminated. (1-1260) Mabel French questioned why the City had not purchased the Capitol Complex on Highway 50. She felt this was the ideal location for a City complex. She also felt that the proposal included increases that were above the "legal six or seven percent" statutorily allowed increase. Mayor Teixeira explained that PERS owns the Capitol Complex buildings and that there is no restriction on an electorate approved tax override. The training facilities would not be relocated. Only the administrative facilities and equipment would be moved. (1-1321) Mayor Teixeira responded to Richard Waiton's questions on the property values as having been provided by the Assessor, the estimate for construction, and potential phasing of the facilities. Discussion ensued between Supervisor Swirczek and Mr. Waiton on the allowed annual ad valorem increase. Mr. Waiton then expressed support for the proposal. (1-1580) Fran McLain expressed her feeling that the proposal removed property from the tax rolls. Mayor Teixeira responded by explaining that when private industry purchased the facilities, they return to the tax rolls and the SCRRT tax used for State property. Ms. McLain did not feel that enough consideration had been given to addressing the traffic problems presently found on Washington Street. Mayor Teixeira explained that the Federal government would work with the City on establishing two-way traffic and additional parking on Plaza. Ms. McLain then questioned why private industry would refurbish the V and T Roundhouse. Mayor Teixeira outlined

the items he felt made it attractive to private industry. Ms. McLain felt the facility should be razed and salvaged items be exhibited at the State Railroad Museum. (1-1607) Pete Bachstadt noted that the residents had been assessed a 4.2 percent tax increase and explained his support for the proposal. He urged consideration be given to negotiation on the price of the property as well as the construction codes. Mr. Bachstadt was willing to support the proposal. (1-1745) John Daniels expressed his concern that adequate parking was not being provided. Mayor Teixeira noted the plan to construct a 200 parking space, which would be utilized by 125 employees. The garage could be used for public parking after hours and on weekends. (1-1798) Daniel Connelly expressed his feeling that the City could be stuck for the property without revenue from a private lessor, which would require another tax increase. He opposed the Public Safety Complex and would oppose this proposal also. At his urging a vote of the individuals in attendance was taken indicating that those present supported the proposal. Clarification by Mayor Teixeira noted that the improvements made at the Sheriff's Office had been to meet minimal building code requirements. Closure of Fire Station 3 indicated to Mr. Connelly that either the City could not afford it or it was not necessary for the health and safety of the residents. (1-2075) Mary Gump complimented the Board on the proposal and urged its acceptance by the public.

Further Board discussion indicated the need for additional information delineating the pros and cons of the proposal before the resolution is adopted. The need to educate the public on these issues was also indicated. Discussion indicated the desire to have this proposal on the April 19th Board meeting. Supervisor Tatro requested the needs of the Sheriff's Department be detailed at that meeting. Discussion indicated the need to determine the Chief's feeling on the new fire station location, as well as comments/concerns of the Sheriff's Protective Association, Firefighters, and CCEA. Mayor Teixeira urged the Board Members to provide him with their concerns so that all the questions could be resolved before the meeting. Supervisor Fettic moved that the Board direct staff to proceed with the proposal and draft a final resolution for adoption at the April 19th meeting. Supervisor Tatro seconded the motion. Motion carried 5-0.

Mayor Teixeira again urged the Board Members to provide him with any questions or concerns so that they may be addressed before the April 19th meeting.

Supervisor Fettic moved to adjourn. Supervisor Bennett seconded the motion. Motion carried 5-0. Mayor Teixeira adjourned the meeting at 7:45 p.m.

The Minutes of the Special April 2, 1990, Carson City Board of Supervisors meeting

ARE SO APPROVED ON ___April_19_____, 1990.

_____/s/_____
Marv Teixeira, Mayor

ATTEST::

_____/s/_____
Alan Glover, Clerk-Recorder